WHITAKER CADRE LETTING SPECIALISTS







- Apartment with Private Entrance
- Sitting Room
- Dining Kitchen
- Bathroom
- Double Bedroom
- Small Garden Area
- Unfurnished
- EPC Rating D

Flat 2 20 Nile Road, Ilkley, LS29 8HJ

£750 PCM

Conveniently located in the heart of Ilkley and just a short stroll from the railway station, this apartment is arranged over the first and second floors of the property and has it's own private entrance. The accommodation briefly comprises an entrance porch, sitting room, dining kitchen, double bedroom and bathroom. Unfurnished.







The property, with gas fired central heating, double glazing and approximate room sizes, comprises...

Ground Floor

Private Entrance Porch
With UPVC door and windows.

Stairs & First Floor Landing
Having a picture rail, handrail, large mirror, radiator and a window to the front elevation.

Dining Kitchen
13'3" x 10'7" max
The spacious dining kitchen is fitted with a range of cream base and wall units having complementary work surfaces, splash back and stainless steel sink unit. There is ample space for a free-standing oven and plumbing for a washing machine. There is also radiator, telephone point, built in cupboard with shelves, window and vinyl flooring.

Please Note
This property does not include any kitchen appliances.

Sitting Room
15'10" + recess x 10'8"
With two windows to the front elevation, television and telephone points, radiator, shelving to one recess, built in cupboard with shelves and two windows.

Bathroom
8'0" x 7'0"
Fitted with a white suite comprising a panelled bath with shower over and a glazed screen, low suite w.c. and pedestal basin. There is also an extractor fan, mirror, radiator and vinyl flooring. A built in cupboard houses the boiler.

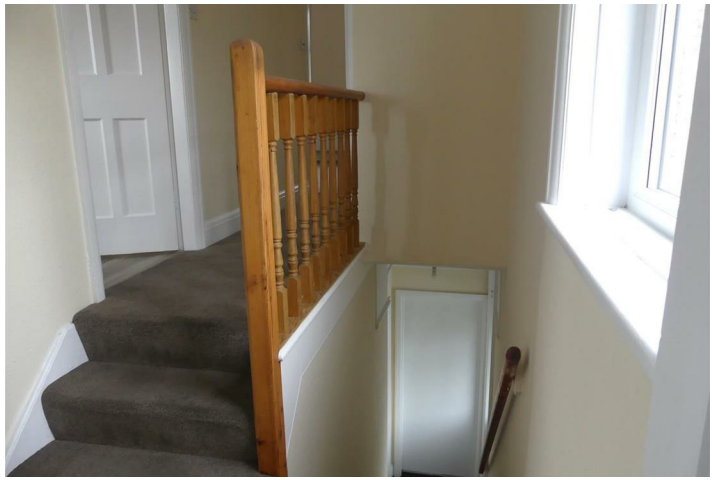
Second Floor

Bedroom
15'3" max x 12'11"
The bedroom is accessed via steep stairs and has a fitted wardrobe, cupboard and dressing table. There is also a radiator, telephone point and window to the front elevation.

Outside
There is a small planted garden area on the Trafalgar Road side of the property.







Council Tax

Bradford Metropolitan District Council Tax Band A.

Agent Notes

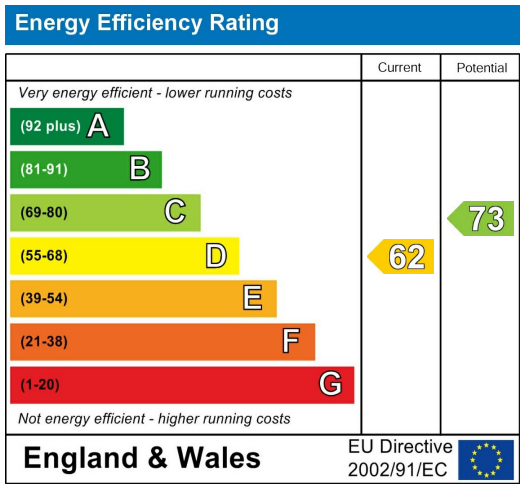
All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

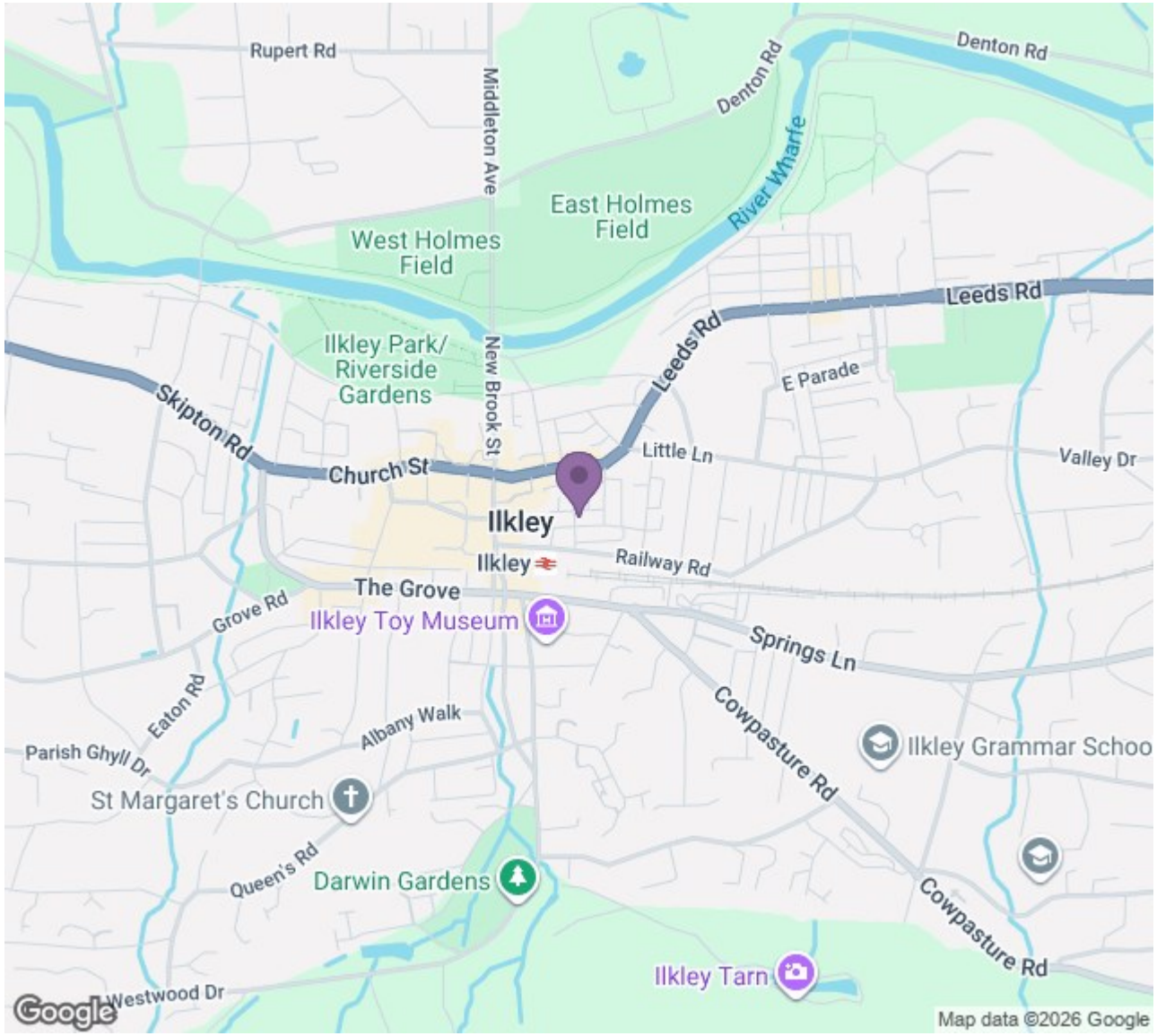
Rental Procedure

1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

Payments

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements